REQUEST FOR QUALIFICATIONS

GENERAL CONTRACTOR / CONSTRUCTION MANAGER SERVICES

COMPLETE LAB FACILITIES
INTERDISCIPLINARY SCIENCE BUILDING
THE UNIVERSITY OF MONTANA
Missoula, MT

A/E # 2013-01-02

PLANNING AND CONSTRUCTION FACILITIES SERVICES 2006
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March 2013

I. INTRODUCTION

The State of Montana (Owner), is seeking qualified General Contractor /Construction Manager (GC/CM) firms to undertake preconstruction and construction services Complete Lab Facilities - Interdisciplinary Science Building on the University of Montana campus.

Owner intends to enter into a GC/CM Contract with the selected GC/CM firm that will include Preconstruction Services and identification of a GC/CM Fee and Fixed Costs for General Conditions Work, with provisions for adding Construction Services through acceptance of a Guaranteed Maximum Price (GMP). The GMP would include construction services through completion of the Project. Alternatively, Owner may, at its sole discretion, choose not to continue the GC/CM Contract beyond the completion of preconstruction activities and solicit bids from qualified contractors for the construction of the Project.

Owner will use the RFQ process to evaluate each of the Proposers' qualifications. A subsequent Request for Proposals (RFP) will be issued to a maximum of four (4) qualified Contractors who will then be required to submit details of their capabilities and experience. GC/CM selection information will be obtained from the Proposals submitted in response to RFP document, interviews, and discussions with former and present clients of Proposers.

When selected, the GC/CM will function as part of a team composed of the Owner, Architect, and others as determined by the Owner.

This Request for Qualifications shall not commit the Owner to enter into any agreement, to pay any expenses incurred in preparation of any response to this request, or to procure or contract for any supplies, goods or services. The Owner reserves the right to accept or reject any and all responses received as a result of this RFQ if it is in the Owner's best interest to do so.

This Procurement is governed by the laws of the State of Montana and venue for all legal proceedings shall be the First Judicial District, City of Helena, Lewis & Clark County.

By offering to perform services under this Procurement, all Proposers agree to be bound by the laws of the State of Montana, and including, but not limited to, applicable wage rates, payments, gross receipts taxes, building codes, equal opportunity employment practices, safety, etc.

The State of Montana makes reasonable accommodations for any known disability that may interfere with an applicant's ability to compete in the bidding and/or selection process. In order for the state to make such accommodations, applicants must make known any needed accommodation to the individual project managers or agency contacts listed in the contract documents. Persons using TDD may call the Montana Relay Service at 1-800-253-4091.

II. PROJECT BACKGROUND AND DESCRIPTION

Introduction

The current inventory of space assignable to funded research on the UM campus has been exhausted. The Interdisciplinary Science Building (ISB) was designed to be a catalyst for stimulating high levels of research in the natural sciences on the Missoula campus. Due to limited funding, the initial construction included three and a half floors of shelled-out space. As funding became available, the intent was that unfinished floors would be completed to house faculty laboratories and state-of-the-art core facilities. Completion of this space is vital to growing UM's research, graduate programs, and to attracting prominent faculty researchers and students to campus. The Interdisciplinary Science Building is located on the south side of the University of Montana campus. Refer to Appendix A for additional project information.

Outline of Construction Activities

- **Basement STCU (Solar Telescope Calibration Unit) - (all items in Rooms 015 and 015A through 015F):** work includes some demolition, sawcutting existing concrete slab for new utilities below floor, sheet vinyl floors with integral base, painted drywall, new doors with hardware, acoustical ceilings with gypsum board soffits, lab casework, prefabricated clean room construction and miscellaneous MEP finish-out.
- **All other Basement spaces (Rooms 006, 007, 008, 008A, 011, 012, 012A, 016, 017 and 017A through 017E):** work includes some demolition, sawcutting existing concrete slab for new utilities below floor, VCT floors with rubber base, two new toilet rooms with ceramic tile, painted drywall, new doors with hardware, acoustical ceilings with gypsum board soffits, visual display boards, lab casework with three fume hoods, one biosafety cabinet and miscellaneous MEP finish-out.
- **Second Floor (Rooms 203, 205, 205A, 206, 206A, 208, 208A, 209, 209A, and 215 through 221):** work includes some demolition, VCT and carpeted floors with rubber base, painted drywall, new doors with hardware, acoustical ceilings with gypsum board soffits, visual display boards, window coverings, lab casework with three fume hoods, two biosafety cabinets, one 4degC environmental walk-in cold room and miscellaneous MEP finish-out.
- **Fourth Floor (Rooms 405, 405A, 405B, 406 and 406A through 406D):** work includes some demolition, VCT and carpeted floors with rubber base, painted drywall, new doors with hardware, acoustical ceilings with gypsum board soffits, visual display boards, window coverings, lab casework, one -20degC environmental walk-in cold room and miscellaneous MEP finish-out.

The design professional selected by the Owner is:

Mark B. Headley, AIA, LEED AP, Principal
StudioFORMA Architects
442 E Mendenhall St; Bozeman, MT 59715-3727
(406) 585-1400

The Owner is ready to hire General Contractor / Construction Manager as the next step to informing and collaborating in the design process. The Schematic Design phase has been completed.

The following is the intended timeline for the project:

GC/CM Selection:

Advertising dates:	March 03, 10, and 17, 2013
Receipt of Qualifications:	No later than 5:00 p.m., March 19, 2013
Review & Short-List by Committee:	March 20, 2013
Issue RFP & Site Walk-Through:	March 26, 2013
Receive Proposals:	April 2, 2013
Scoring of Proposals:	April 3, 2013
Interviews & Selection:	April 4, 2013

Design/Construction:

Completion of DD documents:	April 5, 2013
Estimate of DD documents by GC/CM due:	April 12, 2013
Completion of CD documents:	May 3, 2013
Estimate of CD documents by GC/CM due:	May 10, 2013
GMP established (if within budget):	May 17, 2013
GC/CM bid packages:	May 19 through June 5, 2013
Mobilization:	June 10, 2013
Construction Begins:	June 17, 2013
Construction Complete:	December 16, 2013

III. SCOPE OF PRECONSTRUCTION SERVICES

Subsequent to selection during the RFQ phase, each CM/GC firm ivited to respond to the RFP shall propose a **maximum** Pre-Construction services fee. The specific scope of preconstruction services will be negotiated prior to signing the GC/CM Contract. In general, services are anticipated to include the following:

1. Participation in all design, coordination, and building committee meetings;
2. Review of all designs for constructability;
3. Work with the Owner and design team on phasing, scheduling, and other strategies to complete construction of this scale of project on or before the stated date;
4. Coordination and gathering of input from subcontractors regarding constructability;
5. Review and cost evaluation at each phase of design taking into consideration schedule, phasing and market conditions;
6. Consult with, advise, assist, and provide recommendations to the Owner and design team on all aspects of the planning and design of the work;
7. Provide information, estimates, schemes, and participate in decisions regarding construction materials, methods, systems, phasing, sustainability and costs to assist in determinations which are aimed at providing the highest quality building, constructed using the most sustainable construction materials and practices, within the budget and schedule;
8. Review in-progress design and construction documents and provide input and advice on construction feasibility, alternative materials, costs and availability;
9. Review completed design and construction documents prior to subcontractor/supplier bidding/selection and suggest modifications to improve completeness and clarity and to eliminate construction change requests due to inconsistencies or omissions in the construction documents;

10. Provide input to the Owner and the design team regarding construction market bidding climate, status of key subcontract markets, and other relevant economic conditions;
11. Recommend and actively source labor and material resources necessary to complete the project construction;
12. Provide input to the Owner and the design team regarding long lead time materials and equipment, impact on the construction schedule and strategies for mitigating the impact;
13. Prepare construction cost estimates for the Project at the design development and construction document design phases and, if appropriate, at other times throughout of the work;
14. Notify the Owner and design team immediately if construction cost estimates appear to be exceeding the construction budget, and reconcile each cost estimate with the Architect's cost estimate, if required;
15. Furnish a final construction cost estimate for the Owner's review and approval;
16. Develop a preliminary construction schedule;
17. Develop all subcontractor/supplier bid packages and perform all advertising and receipt of subcontractor/supplier bids;
18. Obtain bids per trade for the Owner's review, unless otherwise approved by Owner in order to meet resourcing requirements, per GC/CM Contract. Self-performed work must be bid against at least two subcontractors, if readily available;
19. Upon execution of any Early Work Amendment prior to a GMP agreement, undertake early material procurement, site preparation, and advance construction work.

IV. SCOPE OF CONSTRUCTION SERVICES

It is anticipated that the GMP will be requested near the completion of the Construction Documents phase provided the estimate is within the Owner's budget. The GMP will be segregated into four (4) individual pricing packages (i.e. one for each area of construction) that must be tracked separately by the Owner due to different funding sources for each area/phase.

The established GMP will be the maximum amount paid for the entire work, unless scope changes are requested by the Owner. Acceptance of the GMP by contract will constitute completion of preconstruction services and that GMP Agreement/Amendment will initiate the construction period services for the Project. At the time of execution of the GMP, the GC/CM will be required to submit a 100% performance and 100% payment bond for the amount of the GMP. The Owner retains the option to cancel the construction phase services, or to start a new process for the construction of the Project, or terminate the contract and negotiate a replacement contract with the next highest rated Proposer from this solicitation, or to conclude the GC/CM's services at pre-construction and issue the Project on a lowest, responsible bidder method.

The State of Montana Wage Rates/Schedule incorporated in this RFQ are provided for informational purposes only. The selected GC/CM will be required to comply (as a minimum allowable rate schedule) with those Rates adopted and effective at the time of signing the GMP Agreement/Amendment.

V. SELECTION PROCEDURE

This RFQ is the first of a multi-part selection process. In order to qualify for further consideration, Proposers must comply with the mandatory requirements provided below. Statements of Qualifications that do not contain the required documentation will be deemed nonresponsive to this RFQ requirement

and will be rejected on that basis. A maximum of four (4) firms that satisfy the required qualifications detailed below will be provided a Request for Proposal by the Owner.

Proposers must meet certain minimum Qualification Conditions in order to be eligible to submit a proposal. The Owner has identified the following pass/fail Qualification Conditions in order to establish eligibility to propose further on this procurement:

1. General Contractor / Construction Manager Firm Information:
   a. Proposer must demonstrate successful experience and capacity to act as a general contractor on projects of similar size, type and complexity. Specifically, the Owner will be looking for successful experience constructing laboratory facilities, working in fully occupied and operational facilities, university facilities, active campus-type environments, and ability to manage similar work in an extremely compressed timeframe.
   b. Firm Background: Describe your firm's history. Include information identifying the firm's annual volume of business, financial/bonding capacities, and speak to the firm's stability in the marketplace. Information identifying the firm's strengths and weaknesses along with special capabilities that may be appropriate to this Project will assist in the evaluation.
   c. Who are your bonding company and agent?
      i. Provide their name, phone and email contact information for this project.
      ii. If less than 5 years, or not your exclusive surety source, list others used in the last 5 years.
   d. In the last five (5) years, have you (for each"yes" response provide an explanation):
      i. had a settled or pending claim against your payment or performance bond?
      ii. had your contract terminated for default on a project?
      iii. been assessed liquidated damages for late delivery of a project?
      iv. taken legal action or dispute resolution proceedings of against an Owner other than for an Owner's failure to pay?
   e. Specialized Insurance (provide statement from insurer for the following; the Owner will provide estimated equipement values or coverage levels needed at the RFP or pre-construction phases):
      i. Existing specialized and very expensive research equipment may need to be protected during performance of the construction. Can your firm obtain riders and/or specialized general liability coverage and adequate all-risk property coverage for research equipment?
      ii. Specialized and very expensive research equipment may be relocated and/or installed by the GC/CM during performance of the construction. Can your firm obtain riders and/or specialized general liability coverage and adequate all-risk property coverage for research equipment?

2. Bonding Capacity:
   Provide proof of bonding capacity. The Proposer must be capable of providing a 100% performance bond and 100% payment bond for a project valued up to $3 million in construction costs, as documented by a letter or binder from the Surety, submitted with the RFQ response.

3. Construction Contractor Registration:
   Proposer must include evidence of valid current construction contractor registration submitted with the RFQ response.

4. Safety:
   Provide incidence rate and ***BOTH*** experience modification rate and loss ratio submitted with the RFQ response. An EMR greater than 1.0 or a loss ratio of more than 100% may result in immediate disqualification at the discretion of the Owner.

The Owner has also identified the following Qualification Conditions in order to establish eligibility to propose further on this procurement. These Qualification Conditions will be scored:

5. Specific Project Requirements:
   a. Proposer should provide evidence of successful experience and capacity to act as a GC/CM on similar laboratory projects (i.e. alternative delivery methodology, pre-construction services, phased construction, compressed timelines, and construction in fully occupied/operational facilities). Include contact information for the owners and designers familiar with your work on each project. *Scored from a total of 25 points.*
   b. Proposer should provide evidence of successful experience to act as a general contractor on State, Federal or similar institutional projects. Include contact information for the owners and designers familiar with your work on each project. *Scored from a total of 25 points.*
   c. Proposer should provide evidence of experience and capacity to act as a general contractor on similar projects requiring strategies to successfully complete construction within difficult staging and materials handling environments. Proposer should include a list of potential strategies and/or a sample schedule. *Scored from a total of 25 points.*
   d. Proposer's project manager and superintendent have *(scored from a total of 25 points)*:
      a. Successfully completed laboratory projects of this type; and,
      b. Successfully completed projects of this type together.

VI. SUBMITTAL OF INFORMATION

Two (2) hard copies of the written response to this RFQ must be **received** at:

Architecture & Engineering Division
(Room 33, Metcalf Building, Capitol Complex)
Department of Administration
PO Box 200103
Helena, MT 59620-0103

By March 19, 2013; 5:00 p.m.

One (1) electronic copy of the written response to this RFQ must be emailed on March 19th to:
rkatherman@mt.gov or DOAAEDivision@mt.gov

ALL QUESTIONS AND CONTACTS REGARDING THIS RFQ MUST BE SUBMITTED **IN WRITING (email is acceptable)** TO:

Russ Katherman, Contract Administrator
Architecture & Engineering Division
(Room 33, Metcalf Building, Capitol Complex)
Department of Administration
PO Box 200103
Helena, MT 59620-0103
(406) 444-3104; fax (406) 444-3399
rkatherman@mt.gov; or DOAAEDivision@mt.gov

VII. INSTRUCTIONS TO PROPOSERS

Statements of Qualification must:

1. Follow the format outlined in the Selection Procedure above.
2. Be signed by an officer or principal of your firm.
3. Be contained in a document not to exceed a total of twelve (12) 8.5”x 11” pages (double-sided usage is acceptable). This page limit is inclusive of all information, pictures, charts, graphs, tables, and text the proposer deems appropriate to be part of the review of the firm's qualifications. A transmittal letter and front and back cover pages are exempted from the page limit. Page size is limited to 8-l/2 x 11 inches, with basic text information no smaller than 10-point font size.

VIII. ATTACHMENTS

The following exhibits are incorporated in this RFQ:

Appendix A: Preliminary Project Information
Appendix B: State of Montana Wage Rates for Building Construction

END OF RFQ

APPENDIX A

COMPLETE LAB FACILITIES
INTERDISCIPLINARY SCIENCE BUILDING
THE UNIVERSITY OF MONTANA
MISSOULA, MT
A/E # 2013-01-02

PROJECT INFORMATION ***March 5, 2013***

Introduction:

Sponsored research activity has been steadily increasing on campus for the past several years. The current inventory of lab and support space assigned to sponsored research had been exhausted. Further compressing existing research program's space to accommodate new faculty hires and their grant activities will seriously damage on-going research programs and/or prevent any future expansion. Additionally, the teaching component goals of the research activity, undergraduate and graduate research assistant opportunities, will not occur. The Interdisciplinary Science Building (ISB) was designed to be a catalyst for stimulating high levels of research in the natural sciences on the Missoula campus. Due to limited funding, the initial construction included three and a half floors of shelled out space. As funding became available, the intent was that unfinished floors would be completed to house faculty laboratories and state-of-the-art core facilities, for answering pressing questions within and between disciplines.

Overall Project Scope:

The current project will finish out much of the shelled building and will provide “core facilities”. Modules in the basement to serve these multi-user facilities will include: an electron microscopic laboratory with several types of scopes for visualizing small-scale biological and geochemical structures, a collection of mass spectrometers with various capabilities, an X-ray diffraction lab where high resolution molecular modeling can be performed, a Genomics laboratory studying DNA sequencing, a teaching laboratory that is fully compliant with ADA requirements, and a physics laboratory for calibration of sophisticated solar observing instruments.

The second floor of the ISB will house research space for faculty, research staff and students associated with the Center for Bimolecular Structure and Dynamics (CBSD). The CBSD has been granted a highly competitive award of nearly $10M from the National Institutes of Health IDeA Program as a Center of Biomedical Research Excellence (CoBRE). An interdepartmental center that promotes collaboration and training across disciplines, the CBSD includes faculty from the Department of Chemistry and Biochemistry, the Division of Biology, the Department of Biomedical and Pharmaceutical Sciences and the Departments of Computer Sciences and Mathematics. Presently, the 2nd floor of the ISB houses the laboratory for two CBSD faculty. Proposed renovations will complete the build-out of the 2nd floor, and provide laboratory, office and equipment space for new CBSD faculty. Space will also be provided for common instruments and utilities that will be used by associated departmental faculty and students. Laboratory design is state-of-the-art, using modular laboratory bench work and cabinetry and easily reconfigurable work spaces, to meet evolving research needs at minimal cost.

The fourth floor space will house an interdisciplinary research cluster investigating glaciers, polar ice sheets, and Montana's seasonal snow. Two faculty members from different departments (Geosciences and Computer Science) and their research groups will be united in space accommodating 7-10 graduate students, 1-2 undergraduate research assistants, and up to 2 postdoctoral research associates. The space will include computational facilities enabling high end numerical modeling with cross-talk between researchers from computer sciences and geosciences. The space will include an instrumentation development lab used to build and test custom ice drilling equipment, and to build instruments for deployment in snow and ice. A cold environmental chamber will be used to test instruments in cold conditions, and to conduct laboratory experiments on ice mechanics.

Project Conditions:

- **Location:**

- **Exterior:**

- **Interiors during construction of ISB:**

APPENDIX B

MONTANA
PREVAILING WAGE RATES FOR BUILDING CONSTRUCTION SERVICES 2013

Effective: February 1, 2013

Steve Bullock, Governor
State of Montana

Pam Bucy, Commissioner
Department of Labor and Industry

To obtain copies of prevailing wage rate schedules, or for information relating to public works projects and payment of prevailing wage rates, visit ERD at **www.mtwagehourbopa.com** or contact them at:

Employment Relations Division
Montana Department of Labor and Industry
P. O. Box 201503
Helena, MT 59620-1503
Phone 406-444-5600
TDD 406-444-5549

The Labor Standards Bureau welcomes questions, comments and suggestions from the public. In addition, we'll do our best to provide information in an accessible format, upon request, in compliance with the Americans with Disabilities Act.

MONTANA PREVAILING WAGE REQUIREMENTS

The Commissioner of the Department of Labor and Industry, in accordance with Sections 18-2-401 and 18-2-402 of the Montana Code Annotated (MCA), has determined the standard prevailing rate of wages for the occupations listed in this publication.

The wages specified herein control the prevailing rate of wages for the purposes of 18-2-401, et seq., MCA. It is required that each employer pay (as a minimum) the rate of wages, including fringe benefits, travel allowance, and per diem applicable to the district in which the work is being performed as provided in the attached wage determinations.

All Montana Prevailing Wage Rates are available on the internet at **www.mtwagehourbopa.com** or by contacting the Labor Standards Bureau at (406) 444-5600 or TDD (406) 444-5549.

In addition, this publication provides general information concerning compliance with Montana's Prevailing Wage Law and the payment of prevailing wages. For detailed compliance information relating to public works contracts and payment of prevailing wage rates, please consult the regulations on the internet at **www.mtwagehourbopa.com** or contact the Labor Standards Bureau at (406) 444-5600 or TDD (406) 444-5549.

PAM BUCY
Commissioner
Department of Labor and Industry
State of Montana

Entire wage schedule book is incorporated herein by reference.
[End of APPENDIX B]